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DEED

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED AND BILL OF SALE

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SAN PATRICIO §

THAT Norcorom Industries SRL, registration number J40/28770/1994 (herein called "Grantor"), for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Lazarus Texas Refinery I, LLC, a Delaware limited liability company authorized to transact business in the State of Texas (herein called "Grantee"), whose mailing address is 801 Travis, Suite 2100, Houston, Texas 77002, the receipt and sufficient of which is hereby acknowledged and confessed, by these presents does hereby GRANT, SELL, and CONVEY unto Grantee the following described property located in San Patricio County, Texas, together with all improvements and fixtures situated on, attached or located on said property, to wit:

Barge Dock

The surface only of the certain 14.24 acres of land, more or less, situated in San Patricio County, Texas, and described by metes and bounds in the Exhibit "A," attached hereto and made a part hereof for all purposes (the "Barge Dock"), together with all improvements located thereon, and all and singular the rights and appurtenances pertaining to the Barge Dock.

AS IS And WHERE IS

Grantee, also by the recording of this Special Warranty Deed And Bill Of Sale, further acknowledges and agrees that the Property is USED, and that Grantee takes the same "AS IS," "WHERE IS," and "WITH ALL FAULTS."

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever; and Grantor does hereby bind



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itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantee, but not otherwise.

Ad valorem taxes for the current year have been prorated to the date hereof, and Grantee assumes the payment thereof.

EXECUTED the 29 day of February, 2012.

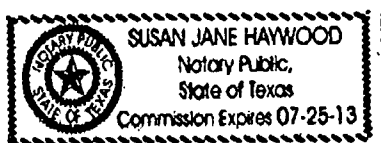
GRANTOR:

NORCOROM INDUSTRIES SRL

By: Nelu Marius Velicescu
Nelu Marius Velicescu,
President, Sole Shareholder and Director

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 29th day of February, 2012, by Nelu Marius Velicescu, President, Sole Shareholder and Director of Norcorom Industries SRL, a Romanian corporation, on behalf of said corporation and in the capacity therein stated.



Susan Jane Haywood
Notary Public In And For
The State Of TEXAS

After Recording Please Return To:
Jonathan Carroll
801 Travis, Suite 2100
Houston, Texas 77002

**EXHIBIT "A" TO
SPECIAL WARRANTY DEED AND BILL OF SALE
BETWEEN
NORCOROM INDUSTRIES, SR.L ("GRANTOR")
AND
LAZARUS TEXAS REFINERY I, LLC ("GRANTEE")**

FIELDNOTES for a 14.24 acre tract of land being all of Lot 1, Bay Block B, the West 509.29 feet of Lot 2, Bay Block 8, the South 130 feet of Lot 4, Bay Block 7, a portion of Ocean Drive and a tract of land between the East boundary of Ocean Drive and Redfish Bay, all as shown on the Burton & Danforth Subdivision map as recorded in Volume 1, Page 3, Plat Records of Aransas County, Texas and a certified copy of such map is recorded in Volume 152, Page 1 of the San Patricio County, Texas Deed Records;

BEGINNING at a 1/2 inch iron rod found (marked R.P.L.S. 1523) at the West corner of said Lot 2 on the Southeast right-of-way line of Bay Avenue (60 foot wide right-of-way with variable width caliche surface) for the West corner of this survey;

THENCE North 34° 37' 00" East, along said Southeast right-of-way line, at 330.00 feet pass a 1/2 inch iron rod found (marked R.P.L.S. 1523) at the North corner of said Lot 2 and the West corner of said Lot 1, in all a distance of 640.00 feet to a 1/2 inch iron rod found (marked R.P.L.S. 1523) on the Southwest right-of-way line of Sun Ray Road (40 foot wide right-of-way with 22 foot wide asphalt surface) for the North corner of said Lot 1 and a corner of this survey;

THENCE South 55° 30' 35" East along said Southwest right-of-way line at 901.00 feet a 1/2 inch iron rod found (marked R.P.L.S. 1523) bears South 34° 29' 25" West 2.0 feet, in all a distance of 913.24 feet to the West right-of-way line of Ocean Drive for the East corner of said Lot 1 and inside corner of this survey;

THENCE North 16° 32' 55" East, along the West right-of-way line of Ocean Drive (80 foot wide right-of-way unimproved) 42.04 feet across Sun Ray Road to a 5/8 inch iron rod found at the South corner of Lot 4, Block 7 for an inside corner of this survey;

THENCE North 55° 30' 35" West along the Northeast right-of-way line of Sun Ray Road, at 13.46 feet a 1/2 inch iron rod found (marked R.P.L.S. 1523) bears South 34° 29' 25" West 2.0 feet in all a distance of 900.19 feet to a 1/2 inch iron rod found (marked R.P.L.S. 1523) at the West corner of said Lot 4 on the Southeast right-of-way line of Bay Avenue, for a corner of this survey;

THENCE North 34° 37' 00" East along said Southeast right-of-way line 130.00 feet to a 3/4 inch iron rod with flattened top found for the North corner of this survey;

THENCE South 55° 30' 35" East, parallel to the Northeast right-of-way line of Sun Ray Road and 130 feet distant therefrom measured at right angles thereto, at 840.41 feet a 1/2 inch iron rod found (marked R.P.L.S. 1523) bears South 34° 29' 25" West, 1.85 feet at 857.83 feet cross the West right-of-way line of Ocean Drive, at 861.02 feet pass a 5/8 inch iron rod in concrete found, at 941.92 feet cross the East right-of-way line of Ocean Drive in all a distance of 1,038.69 feet to the shoreline of Red Fish Bay;

THENCE along the shoreline of Red Fish Bay, South 20° 50' 26" West at 1.81 feet a 1/2 inch iron rod found (marked R.P.L.S. 1523) bears North 69° 09' 34" West 2.24 feet, in all a distance of 89.75 feet to an angle point in said shoreline;

THENCE continuing along said shoreline South 00° 40' 20" West 80.69 feet and thence South 13° 50' 36" East 48.81 feet to the beginning of a concrete bulkhead;

THENCE along the outside face of said concrete bulkhead as follows:

South 73° 37' 00" East 15.96 feet;
South 20° 16' 30" West 29.72 feet;
North 71° 29' 02" West 48.32 feet;
South 18° 17' 15" West 78.59 feet;
South 71° 03' 51" East 53.00 feet and South 18° 42' 11" West 193.54 feet to the end of said concrete bulkhead;

THENCE continuing with the shoreline of Red Fish Bay as follows:

South 40° 43' 53" West 74.95 feet;
South 50° 50' 46" West 42.44 feet;
South 11° 18' 15" West 141.77 feet and South 24° 58' 51" West 93.85 feet to a point on the Southeasterly extension of the common boundary of Lots 2 and 3 Bay Block 8 for the South corner of this survey;

THENCE with a wire fence along said Southeasterly extension, North 55° 30' 35" West at 82.04 feet a 1/2 inch iron rod found (marked R.P.L.S. 1523) bears South 34° 29' 25" West 2.69 in all a distance of 132.15 feet to the centerline of Ocean Drive for a corner of this survey, from which corner a 2 inch iron pipe found on the West right-of-way line of Ocean Drive bears North 55° 30' 35" West 42.04 feet and thence South 16° 32' 55" West 1.47 feet;

THENCE with the centerline of Ocean Drive North 16° 32' 55" East, 346.87 feet to a point on the Southeasterly extension of the common boundary of Lots 1 and 2, Bay Block 8, for an inside corner of this survey;

THENCE along last mentioned Southeasterly extension North 55° 30' 35" West 42.04 feet to the South corner of said Lot 1 and the East corner of said Lot 2, on the West right-of-way line of Ocean Drive;

THENCE North 55° 30' 35" West along the common boundary of said Lots 1 and 2 at 2.64 feet, a 1/2 inch iron rod found (marked R.P.L.S. 1523) bears South 34° 29' 25" West 2.77 feet in all a distance of 505.01 feet for an inside corner of this survey;

THENCE South 34° 37' 00" West at 1.12 feet pass a 1/2 inch iron rod found (marked R.P.L.S. 1523) in all a distance of 330.0 feet to a wire fence on the common boundary of said Lots 2 and 3, Bay Block 8 for a corner of this survey, from which corner a 1/2 inch iron rod found (marked R.P.L.S. 1523) bears South 34° 37' 00" West 1.12 feet;

THENCE North 55° 30' 35" West with said wire fence on the common boundary of said Lots 2 and 3, 509.29 feet to the POINT OF BEGINNING, save and except 2.5 acres conveyed from National Oil Recovery Corporation to Pi Energy Corporation, by Special Warranty Deed, dated August 17, 1998, to which Special Warranty Deed reference is hereby made for a description of said 2.5 acres of land.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Gracie Alaniz-Gonzales

Gracie Alaniz-Gonzales, County Clerk
San Patricio Texas



March 02, 2012 10:19:00 AM

FEE: \$28.00
DEED

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